

## CITY PLAN COMMISSION DOCKET

Tuesday, December 1, 2015

26<sup>th</sup> Floor, Council Chamber**Members**

Babette Macy, Chair  
 Rev. Stan Archie, Vice-Chair  
 Bobbi Baker-Hughes  
 Margaret J. May

Enrique Gutierrez  
 Trish Martin  
 Coby Crowl  
 Diane Burnette

**9:00 A.M. – OTHER MATTERS**

- A. The City Plan Commission may hold a closed session to discuss legal matters and legal advice pursuant to Section 610.021 (1), RSMO.
- B. There may be general discussion(s) regarding current City Planning Commission issues.
- C. The City Plan Commission will generally take a short recess for approx. 10 minutes at approx. 10:30 a.m. and generally between 11:30 a.m. and noon for approx. 45 minutes for lunch.
- D. The City Plan Commission docket provides docket times for the convenience of the applicant and the community. These times only indicate the case will not be heard prior to the stated time. It does not guarantee the case will be heard at the stated time. Please be aware the docket often runs later than the stated time.

Council Planner Docket

District

No.

**9:00 A.M. -- FINAL PLATS & FINAL PLANS -- CONSENT AGENDA:**

The applicant or the applicant's representative shall sign the consent agenda form at the podium prior to 9:00 A.M. Those cases in which the applicant or representative has signed the consent agenda form will not require that person to identify themselves as the case is called. If the applicant desires to testify, has concerns or questions regarding the Staff's recommendations or is not in agreement with the conditions, that opportunity to testify at the end of the consent agenda will be given to persons regarding those cases.

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| 3 | JR | 1. | <b>Case No. SD-1465B – Hardesty Renaissance Phase II, Final Plat</b> - To consider approval of a final plat in District M1-5 (Manufacturing 1 dash 5) on approximately 7.7 acres generally located on the southeast corner of Independence Avenue and Hardesty Avenue, creating 2 lots and two tracts. (Continued from 11-17-15 – No Testimony)<br>Benton Lloyd & Chung LLP, repr Taliaferro & Browne, Inc., Rick Gard   |
| 6 | OA | 2. | <b>SD 1083F – Staley Meadows, Fifth Plat</b> - To consider approval of a final plat in District R-7.5 (Residential – 7.5) on approximately 27.3 acres generally located on the north side of NE Shoal Creek Parkway, between N. Flora Avenue and N. Harrison Street, creating 56 single family lots and ten tracts (Private Open Space, Parkland, Stormwater Detention). (Continued from 11-17-15 – No Testimony)<br>Staley Meadows, LLC, repr Weiskirch & Parks Engineers |

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2      OA      3.      **Case No. SD-1068-I** – To consider approval of a final plat in District R-2.5 (Residential – 2.5) on approximately 2.57 acres generally located on the block bound by N Bradford Ave on the north, N Ambassador Dr on the south, NW 95<sup>th</sup> St on the west, and NW 93<sup>rd</sup> St on the east, creating 17 single family lots.  
Applicant: Tiffany Ridge, LLC, repr Lutjen Inc.

2      AW      4.      **Case No. 9831-P-18** – To consider approval of a final plan in District R-7.5 (Residential dash 7.5) on approximately 0.65 acres generally located north of NW Tiffany Springs Road and N Ambassador Drive, at the intersection of N Dalton Avenue and N Cosby Avenue, creating 1 tract of private open space.  
Applicant: HSH Properties, LLC, repr Lutjen, Inc.

#### 9:00 A.M. – NEW CASES

2      JR      5.      **Case No. 13590-P-15** - About 10 acres generally bounded by NE 96th St on the north, N McGee St on the west, N Oak Trfy on the east, and NE 95th Ter to consider approval of an amendment to a previously-approved Chapter 80 preliminary development plan in District B3-2 (Community Business) to allow an increase in building floor area.  
Applicant: Warger Associates, LLC

1      JR      6.      **Case No. 14615-P** -- About 1 acre generally located at 8900 N Prospect Ave, to consider approval of a development plan in District R-80 (Residential 80) to allow two principal buildings on a single lot.  
Applicant: Randall Hall

4      JR      7.      **Case No. 730-S** -- Declaring an area of about 1.5 acres generally located on a portion of the block bound by W 9th St, Main St, W 10th St and Baltimore Ave, to be a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Land Clearance for Redevelopment Authority law and approving an urban renewal plan for the same, said plan to be known as the Ten Main Urban Renewal Plan.  
Applicant: Land Clearance for Redevelopment Authority, Bob Long

#### 9:00 A.M. – CONTINUED CASE

6      OA      8.      **Case No. 9544-P-3** - About 23 acres generally located at the northeast corner of E. 111<sup>th</sup> Street and Blue Ridge Boulevard, to consider approval of a council approved signage plan in District R-7.5 for Ruskin High School. (Continued from 10-6-15 – No Testimony)  
Applicant: Hickman Mills C-1, Dr. Steven Meyers

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**9:30 A.M. – NEW CASES**

- 4 OA 9. **Case No. 685-S-6** - A request to amend the Heart of the City Area Plan by changing the recommended land use on about 4.2 acres in an area bordered by E. 22<sup>nd</sup> Street on the north, E. 23<sup>rd</sup> Street on the south, Prospect Avenue on the east and Olive Street on the west, from residential low density, residential medium density and to mixed use neighborhood.  
Applicant: Mt. Pleasant Education Development Corp. repr Taliaferro & Browne, Inc.
- 4 OA 10. **Case No. 720-S--** A request to amend the Heart of the City Area Plan by changing the recommended land use on about 4.2 acres in an area bordered by E. 22<sup>nd</sup> Street on the north, E. 23<sup>rd</sup> Street on the south, Prospect Avenue on the east and Olive Street on the west, from residential low density, residential medium density and to mixed use neighborhood.  
Applicant: Planned Industrial Expansion Authority, David Macoubrie
- 3 OA 11. **Case No. 12908-P-3 --** To consider approval of a development plan, in lieu of a special use permit in District M4-1 (Manufacturing 4 dash 1), on about 6 acres generally located at the southeast corner of E. Truman Road and Manchester Trafficway, to expand an existing special use permit allowing the existing waste transfer operations and general recycling to continue at this location.  
Applicant: WCA Waster Corporation, repr Spencer Fane

**9:30 A.M. -- CONTINUED CASE**

- 2 OA 12. **Case No. 6981-P-34 --** About 36 acres generally located at the southeast corner of NW Barry Road and US Highway 169, to amend a previously approved preliminary development plan in District B3-2, to allow for a 100 foot zip-line in conjunction with the family entertainment center. (Automatically continued from 11-17-15 – No Testimony)  
Applicant: 3F30 Architects, Bryan Ruoff

**10:00 A.M. -- NEW CASES**

- 4 AW 13. **Case No. 1718-V –** A request to vacate Delaware Street north of the north line of Second Street and south of the Missouri River.  
Applicant: SK Design Group Inc., John Chamberlin
- 1 AW 14. **Case No. 14611-UR –** About 3.2 acres generally located north of NE Vivion Road between N Askew Avenue and N Bales Avenue, to consider rezoning from District

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B1-1 (Neighborhood Business 1 (dash 1) to District UR (Urban Redevelopment), and approval of a development plan to allow for the construction of a gas station. Applicant: Pauch LLC, Chuck Cuda, repr [K] Warman Architects

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| 5 | AW | 15. | <p><b>Case No. 9836-P-2</b> – About .512 acres generally located at the southeast corner of 75<sup>th</sup> and Troost, to consider the deletion of a Chapter 80 plan allowing for a gas station.<br/>Applicant: KAM Deisgn Khalid Banday</p> |
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#### 10:00 CONTINUED CASE

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| 5 | AW | 16. | <p><b>Case No. 14606-SU</b> – 7501 Troost Avenue – About .512 acres generally located at the southeast corner of 75<sup>th</sup> and Troost, to consider approval of a Special Use Permit to expand an existing gas station and convenience store, plus any necessary variances. (Continued from 11-17-15 – No Testimony)<br/>Applicant: KAM Design/Khalid Banday</p> |
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#### 10:30 A.M. – CONTINUED CASES

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| 3 | JE | 17. | <p><b>Case No. 675-S-6</b> – To consider a request to amend the Greater Downtown Area Plan by changing the recommended land use on about 1.5 acres generally located east of Troost Avenue, north of E 24<sup>th</sup> Street and south of Bruce R. Watkins Drive, from Residential Low Density and Residential Medium Density to Downtown Residential. ((Automatically continued from 11-17-15 – No Testimony)<br/>Applicant: Sunflower Development Group repr Taliaferro &amp; Browne, Inc.</p>  |
| 3 | JE | 18. | <p><b>Case No. 12708-UR-3</b> -- About 94 acres generally bounded by 22<sup>nd</sup> Street on the north, Bruce R. Watkins Drive and The Paseo on the east, 27<sup>th</sup> Street and about 100 feet south of 27<sup>th</sup> Street at Troost Avenue on the south and Troost Avenue and about 150 feet west of Troost Avenue at 27<sup>th</sup> Street on the west -- to consider the approval of a development plan amendment in District UR (Urban redevelopment district) relating to the specific land use on about 1.5 acres generally located east of Troost Avenue and north of E 24<sup>th</sup> Street and south of Bruce R. Watkins Drive to allow for a hotel and further to add single family homes in lieu of townhomes in select locations. ((Automatically continued from 11-17-15)<br/>Applicant: Sunflower Development Group repr Taliaferro &amp; Browne, Inc.</p> |

#### 10:30 A.M. – NEW CASES

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| 1 | JE | 19. | <p><b>Case No. 11659-P-14</b> – About 50 acres generally located at the northeast corner of NE Shoal Creek Parkway and North Woodland Avenue, to consider terminating and deleting two previously approved Chapter 80 preliminary development plans in Districts B3-2 (PD/C2) and R-2.5 (R2b) on approximately 24 acres, as approved</p> |
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with CS Ordinance No. 001697 on February 15, 2001, and on approximately 26 acres, as approved with Ordinance No. 040794 on August 5, 2004.

Applicant: Hunt Midwest Real Estate Development, Inc., repr. Lutjen, Inc.

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| 1 | JE | 20.  | <p><b>Case No. 11659-SU-15</b> – About 6 acres generally located on the east side of North Woodland Avenue, about 1,000 feet north of NE Shoal Creek Parkway, to consider the approval of a Special Use Permit in Districts B3-2 (Community business, dash 2) and R-2.5 (Residential 2.5) prior Districts PD/C2 (Planned District/Local Retail Business) and R2b (Two-family dwellings) and the approval of a development plan for an assisted living facility (nursing home), plus any necessary variances.<br/>Applicant: Hunt Midwest Real Estate Development Inc., repr. Lutjen Inc.</p> |
| 3 | JE | 21.. | <p><b>Case No. 729-S</b> – Declaring an area of land about 6.8 acres generally located south of E 31<sup>st</sup> Street, west of Mersington Avenue, north of E Linwood Boulevard and east of Central Park, to be a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Land Clearance for Redevelopment Authority Law and approving the Urban Renewal Plan for the same, said plan to be known as the Linwood &amp; Cleveland Urban Renewal Plan.<br/>Applicant: Land Clearance for Redevelopment Authority, Bob Long</p>                              |
| 3 | JE | 22.  | <p><b>Case No. 14616-P</b> – About 3.2 acres generally located south of E 31<sup>st</sup> Street, west of Mersington Avenue, north of E Linwood Boulevard and east of Cleveland Avenue, to consider rezoning the site from Districts R-5 (Residential 5), R-1.5 (Residential 1.5) and B-3.2 (Community business, dash 2) to District O-2 (Office dash 2).<br/>Applicant: Land Clearance for Redevelopment Authority, Bob Long</p>  |
| 1 | JE | 23.  | <p><b>Case No. 10296-SU-6</b> – About 27 acres located at 14001 Northeast M-210 Highway, on the south side of Northeast M-210 Highway, just west of M-291, to consider the approval of a Special Use Permit in District R-80 (Residential 80) for a Demolition Debris Landfill plus any necessary variances.<br/>Blackstone Environmental Earl Hacker</p>  |

#### 11:00 A.M. – NEW CASES

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| 4 | GW | 24. | <p><b>Case No. 9817-SR-277--</b> A parking, circulation, landscaping and building plan application within the Main Street Special Review District related to a proposed mixed use building at 12 East Armour Blvd (southeast corner of 34th Terrace and Main Street) and approval of any necessary modifications from the Main Street Special Review District guidelines.<br/>Applicant: City Planning and Development</p> |
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- 4 JE 25. **Case No. 14595-MPD** – About 0.73 acres generally located at the southeast corner of E 34<sup>th</sup> Terrace and Main Street and also an area north of E 34<sup>th</sup> Terrace and about 140 feet east of Main Street, to consider rezoning from District R-1.5 (Residential 1.5) and District B 4-5 (Heavy business commercial (dash 5)) to District MPD (Master Planned Development District) and approval of a development plan that serves as a Preliminary Plat for a retail and residential building for 80 units and parking lot.  
Applicant: Mac Properties, repr. Husch Blackwell, LP
- 4 JE 26. **SD 1522 -- Preliminary Plat, 34 + Main**, About 0.73 acres generally located at the southeast corner of E 34<sup>th</sup> Terrace and Main Street and also an area north of E 34<sup>th</sup> Terrace and about 140 feet east of Main Street, to consider the approval of a preliminary plat in District MPD (Master Planned Development District) for two lots for a retail and residential building for 76 units and parking lot  
Applicant: Silliman Group, repr SK Design Group, Inc.

#### 11:00 A.M. – CONTINUED CASES

- 4 JR 27. **Case No. 611-S-6** – A request to amend the Plaza Urban Design and Development Plan on about 1.5 acres, generally located on the block bound by W 46<sup>th</sup> St on the north, Broadway on the west, Wornall Rd on the east and W 46<sup>th</sup> Ter on the south, by changing recommendation relating to redevelopment from “Potential Redevelopment within Existing Zoning” to “Limited Redevelopment with Specific Guidelines” and by changing the recommendation regarding building height from “4-10 stories” to “12-15 stories”. (Continued from 11-17-15 – No Testimony)  
Applicant: Plaza Hotels, LLC, repr Polsinelli PC
- 4 JR 28. **Case No. 14609-UR** – To consider approval of a rezoning from District B3-2 (Community Business) to District UR (Urban Redevelopment) and approval of a preliminary development plan on approximately 1.5 acres generally located on a portion of the block bound by Broadway, W 46<sup>th</sup> St, W 46<sup>th</sup> Ter, and Wornall Rd to allow an approximately 228,770 square foot mixed use development. (Continued from 11-17-15 – No Testimony)  
Applicant: Plaza Hotels, LLC, repr Polsinelli PC
- CW AW 29. **Case No. 254-S-311** -- Amending Chapter 88, Zoning and Development Code, to revise Sections 88-420 Parking and Loading and Chapter 18, to move requirements of Chapter 52 into Chapter 88 and Chapter 18 thereby deleting Chapter 52, and to modify certain provisions of the City’s parking requirements ((Automatically continued from 11-17-15 – No Testimony).  
Applicant: City Planning and Development

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- CW PN 30. **Case No. 254-S-312** -- Amending Chapter 88, the Zoning and Development Code, specifically regarding plans and the plans review and approval process. (Continued from 11-17-15 – No Testimony)  
Applicant: City Planning and Development
- CW PN 31. **Case No. 254-S-314** -- Amending Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning & Development Code periodic review.  
Applicant: City Planning and Development

## OTHER MATTERS:

Approval of Minutes from 9/15/15 and 10/20/15.



Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at [actioncenter@kcmo.org](mailto:actioncenter@kcmo.org).

DB:mc